

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 43 Gunther Avenue, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$715,000

Median sale price

Median price \$770,000 House X Unit Suburb Springvale

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 Glenwood Dr SPRINGVALE SOUTH 3172	\$720,000	13/04/2019
2	5 Treesbank Av SPRINGVALE 3171	\$720,000	15/01/2019
3	22 Ellen St SPRINGVALE 3171	\$640,000	08/12/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending March 2019: \$770,000

Comparable Properties



30 Glenwood Dr SPRINGVALE SOUTH 3172 (REI)

Agent Comments

5 2 2

Price: \$720,000
Method: Auction Sale
Date: 13/04/2019
Rooms: 6
Property Type: House (Res)
Land Size: 742 sqm approx



5 Treesbank Av SPRINGVALE 3171 (VG)

Agent Comments

3 - -

Price: \$720,000
Method: Sale
Date: 15/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 692 sqm approx



22 Ellen St SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 1

Price: \$640,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 540 sqm approx